

Fill in this information to identify the case:

Debtor 1 Vincent Talmadge
Debtor 2 Rachel I. Talmadge-Smith
United States Bankruptcy Court for the: Eastern District of Pennsylvania
(Philadelphia)
Case number 11-12428

Official Form 410S1

Notice of Mortgage Payment Change

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of Creditor: JP Morgan Chase Bank N.A.

Court claim no. (if known):

Last 4 digits of any number you use to identify the debtor's account: 2785

Date of payment change:

Must be at least 21 days after date of this notice

09/01/2016

New total payment:

Principal, interest, and escrow, if any

\$684.42

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law.
Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$119.78

New escrow payment: \$123.84

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?

- ☒ No
- ☐ Yes Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law.
If a notice is not attached, explain why:

Current interest rate:

New interest rate:

Current principal and interest payment:

New principal and interest payment:

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
☐ Yes Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: _____ New mortgage payment: _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box:

- ☒ I am the creditor.
☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

 /s/ Rochelle Johnson Date 07/12/2016
Vice President

Print: Rochelle Johnson Title Vice President

Company	JPMorgan Chase Bank, N.A.	Specific Contact Information:
Address	Chase Records Center Attn: Correspondence Mail	Phone: 866-243-5851
	Mail Code LA4-5555 700 Kansas Lane	Email: rochelle.l.johnson@chase.com
	Monroe, LA 71203	

UNITED STATES BANKRUPTCY COURT

Eastern District of Pennsylvania (Philadelphia)

Chapter 13 No. 11-12428

Judge: Judge Stephen Raslavich

In re:

Vincent Talmadge and Rachel I. Talmadge-Smith

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served via filing with the US Bankruptcy Court's CM ECF system on July 14, 2016 and/or by providing a copy of this document to a vendor on July 14, 2016 for mailing the same day by U.S. Postal Service First Class Mail Postage Prepaid to:

Debtor: Vincent Talmadge
2127 S. Opal Street
Philadelphia, PA 19145

Rachel I. Talmadge-Smith
2127 S. Opal Street
Philadelphia, PA 19148

Debtor's Attorney: DAVID M. OFFEN
The Curtis Center
601 Walnut Street
Suite 160 West
Philadelphia, PA 19106

Trustee: FREDERICK L. REIGLE
Chapter 13 Trustee
2901 St. Lawrence Ave.
P.O. Box 4010
Reading, PA 19606

/s/ Rochelle Johnson

Vice President



Customer Service Center
Monday - Friday
Saturday
Hearing Impaired (TDD)

1-800-848-9136
8 a.m. - 12 a.m.(ET)
8 a.m. - 8 p.m.(ET)
1-800-582-0542



01429 ECA Z 18116 C - BRE ESH
VINCENT TALMADGE
2127 S OPAL ST
PHILADELPHIA PA 19145-3605

Escrow: Taxes and Insurance Statement

Loan Number [REDACTED]
Statement Date 06/29/2016
Review Period 08/2015 to 08/2016
Escrow Shortage \$103.28

Important Message

If you are in bankruptcy or have been given a discharge for your bankruptcy, this letter is for information only. This letter is not an attempt to collect a debt. It is not an attempt to collect, assess or recover all or part of the debt from you. If a bankruptcy trustee is making your payments for you, please give a copy of this statement to the trustee.

Your escrow shortage amount does not include any actual shortage that might have been included before you filed for bankruptcy.

Chase automatic mortgage payment customers: If your mortgage payment amount changes after an escrow analysis, we'll adjust your payment for you.
Other online bill payment service or military allotment customers: If your mortgage payment changes after an escrow analysis, you will need to contact your financial services provider to adjust your payment.

Summary

Your escrow account is short \$103.28.

There are many possible reasons for your shortage. Some common reasons include: increases in property taxes and/or insurance premiums, tax reassessments, insurance carrier changes, due date changes, fewer than expected escrow deposits. For more information, call us at the number listed above.

Your escrow account will fall \$103.28 short of the minimum required balance of \$0.00 in the next 12 months.

You have three options to pay the shortage:

- Option 1: Pay All of the shortage now.**
Use the Escrow Shortage Payment Coupon below. If you pay all of your shortage by 09/01/16, your monthly mortgage payment will be \$678.98 starting 09/01/16.
- Option 2: Pay part of the shortage now.**
Use the coupon below. The part you don't pay now will be divided evenly and added to your mortgage payment each month. You will see the adjusted amount due in your next statement.
- Option 3: Pay nothing now.**
The \$103.28 will be divided among the next 19 months. We will add \$5.44 to your monthly mortgage payments. Your new monthly payment will be \$684.42 starting 09/01/16.

▼ Please detach and return the bottom portion of this statement with your payment using the enclosed envelope. ▼



VINCENT TALMADGE

Loan Number [REDACTED]
Statement Date 06/29/2016
Escrow Shortage \$103.28

Important: Please return this coupon with your check.



CHASE
PO BOX 78420
PHOENIX AZ 85062-8420

Escrow Payment Options

I understand that my taxes and/or insurance has increased and that my escrow account is short \$103.28. I have enclosed a check for:

- ☐ **Option 1:** \$103.28, the total shortage amount. I understand that if this is received by 09/01/16 my monthly mortgage payment will be \$678.98 starting 09/01/16.
- ☐ **Option 2:** \$ [REDACTED], part of the shortage. I understand that the rest of the shortage will be divided evenly and added to my mortgage payment each month.
- ☐ **Option 3:** You do not need to do anything if you want to have all of your shortage divided evenly among the next 19 months.

Make your check payable to Chase and please include your loan number on your check.

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Balancing Your Escrow Account

There needs to be enough money in your escrow account to pay your property taxes and/or insurance. To do that, federal law allows us to require that you keep a minimum balance in your account. This cash reserve helps to cover any increase in taxes and/or insurance. However, the minimum balance requirement has been waived for your account.

The payments made to and from your escrow account last year help predict your account activity for next year. This year's activity also helps predict what your lowest account balance is likely to be.¹

To balance your escrow account, we compare what your lowest account balance will likely be next year with your minimum required balance. The difference between those two numbers tells us if you need to pay a shortage or if we need to give you a surplus refund.

\$0.00	Your minimum required balance
\$-103.28	Your estimated lowest account balance for [REDACTED]
\$103.28	Your escrow account shortage

¹See the "Estimated Escrow Account Activity" chart in this statement.

Escrow Account History

The chart below compares this year's activity on your escrow account with our estimates. The estimated amounts came from your last escrow account review.

- Your most recent mortgage payment due was \$680.36. Your mortgage payment includes principal and interest \$560.58 and escrow money \$119.78.
- At the time of your last escrow account review, your expected lowest balance was \$0.00. The chart below shows that your actual lowest escrow balance was \$-112.07.

Note: changes in property taxes or insurance premiums create the difference between the estimated and actual amounts in the chart. An "E" in the chart below means expected activity that hasn't occurred yet.

*Indicates a difference between the estimated and actual amounts.

This Year: August 2015 to August 2016

Date	Activity	Estimated Amount	Actual Amount		Estimated Escrow Balance	Actual Escrow Balance
	Starting Balance				\$0.04	\$-1.44
08/2015	Deposit	\$115.87	\$119.78	*	\$115.91	\$118.34
09/2015	Deposit	\$115.87	\$119.78	*	\$231.78	\$238.12
10/2015	Deposit	\$115.87	\$0.00	*	\$347.65	\$238.12
11/2015	Deposit	\$115.87	\$119.78	*	\$463.52	\$357.90
12/2015	Deposit	\$115.87	\$0.00	*	\$579.39	\$357.90
01/2016	Deposit	\$115.87	\$239.56	*		
	Withdrawal - CITY/SCHOOL		\$709.53	*	\$695.26	\$-112.07
02/2016	Deposit	\$115.87	\$119.78	*		
	Withdrawal - CITY/SCHOOL	\$679.21	\$0.00	*	\$131.92	\$7.71
03/2016	Deposit	\$115.87	\$0.00	*	\$247.79	\$7.71
04/2016	Deposit	\$115.87	\$239.56	*	\$363.66	\$247.27
05/2016	Deposit	\$115.87	\$0.00	*	\$479.53	\$247.27
06/2016	Deposit	\$115.87	\$239.56	*	\$595.40	\$486.83
07/2016	Deposit	\$115.87	\$119.78	E		
	Withdrawal - HOMEOWNER IN	\$711.27	\$711.27	E	\$0.00	\$-104.66
08/2016	Deposit		\$119.78	E	\$0.00	\$15.12
Total Deposits		\$1,390.44	\$1,437.36			
Total Withdrawals		\$1,390.48	\$1,420.80			
Account Balance as of 08/2016						\$15.12



Loan Number [REDACTED]
 Statement Date 06/29/2016
 Review Period 08/2015 to 08/2016
Escrow Shortage \$103.28



01429 ECA Z 18116 C - BRE ESH
 VINCENT TALMADGE
 2127 S OPAL ST
 PHILADELPHIA PA 19145-3605

Expected Escrow Account Activity

The chart below estimates your escrow account balance for the next 12 months with your new monthly escrow account deposit of \$118.40 and any anticipated withdrawals. The chart shows that you will reach your estimated lowest account balance of \$-103.28 in July 2017 (highlighted below). That is \$103.28 short of your minimum required balance of \$0.00.

Next Year: September 2016 to August 2017

Date	Activity	Estimated Amount	Actual Amount	Estimated Escrow Balance	Actual Escrow Balance
	Starting Balance				\$15.12
09/2016	Deposit	\$118.40		\$133.52	
10/2016	Deposit	\$118.40		\$251.92	
11/2016	Deposit	\$118.40		\$370.32	
12/2016	Deposit	\$118.40		\$488.72	
01/2017	Deposit	\$118.40		\$607.12	
02/2017	Deposit	\$118.40			
	Withdrawal - CITY/SCHOOL	\$709.53		\$15.99	
03/2017	Deposit	\$118.40		\$134.39	
04/2017	Deposit	\$118.40		\$252.79	
05/2017	Deposit	\$118.40		\$371.19	
06/2017	Deposit	\$118.40		\$489.59	
07/2017	Deposit	\$118.40			
	Withdrawal - HOMEOWNER IN	\$711.27		\$-103.28	
08/2017	Deposit	\$118.40		\$15.12	
Total Estimated Deposits		\$1,420.80			
Total Estimated Withdrawals		\$1,420.80			
Estimated Account Balance as of August 2017				\$15.12	

Expected Escrow Account Payments

This section reflects the escrow activity that is expected to occur in the next 12 months. The "Total Tax and Insurance Monthly Payment Amount" at the bottom of this chart is your new monthly escrow deposit, as listed on page 1 of this statement.

Tax			Insurance		
Item	Annual Expense	Anticipated Date(s) of Payment	Item	Annual Expense	Anticipated Date(s) of Payment
CITY/SCHOOL	\$709.53	February 17	HOMEOWNER IN	\$711.27	July 17
Total Tax and Insurance Monthly Payment Amount = \$118.40					





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Current Monthly Mortgage Payment

New Monthly Mortgage Payment

Escrow Account Summary

Escrow Shortage Coupon

Use this coupon if you mail a full or partial payment of your escrow shortage. You can also pay all or part of your shortage at **chase.com**.

Escrow Account History

The activity for your escrow account from the past year is shown here, along with what we estimated your payments would be. Most shortages occur because taxes and/or insurance were higher than what was projected on your last year's escrow analysis.

Expected Escrow Activity for Next Year

We've calculated what we expect your escrow account balance will be for the coming year, based on your current tax and insurance expenses.

Expected Escrow Payment for Next Year

These are the tax and/or insurance amounts we expect to pay in the next 12 months, and when we expect to pay them. If you elect to pay your shortage in monthly payments over the next year, that amount will also be included in your monthly mortgage payments. If you believe information is missing or incorrect, please call us at 1-800-848-9136.

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Customer Service Center
Monday - Thursday
Friday
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TTY

1-800-848-0136
8 a.m. - midnight (ET)
8 a.m. - 6 p.m. (CT)
8 a.m. - 5 p.m. (PT)
1-800-426-0642

chase.com

YOUR ACCOUNT NO. #
JONATHAN A. DOE
12345 STREET ADDRESS
SUITE #
CITY, STATE, ZIP CODE

Escrow: Taxes and Insurance Statement

Last Review	12/31/2010
Statement Date	08/14/2012
Review Period	10/01/11 to 09/01/12
Escrow Shortage	\$9.23

Why am I getting this statement?

You are getting this statement because you have an escrow account. That is a special account that we provide for you to pay your property taxes and/or insurance. It is also known as an Annual Escrow Account. Loan Statement Summary With an escrow account, you pay a portion of your taxes and/or insurance monthly instead of once or twice a year. Monthly, part of your monthly mortgage payment goes into your escrow account. When your taxes and/or insurance premiums are due, we pay those bills for you with the money in your escrow account.

Once a year, we are required by law to review your escrow account. This statement includes the results of our review. It includes a history of the activity on your account this year and the activity expected for next year.

For more information about escrow, visit [chase.com/ManagelyMortgage](#).

Chase automatic mortgage payment customers: If your mortgage payment amount changes after an escrow analysis, we'll adjust your payment for you. Other online bill payment service or military affiliated customers: If your mortgage payment changes after an escrow analysis, you will need to contact your financial services provider to adjust your payment.

Summary

Your escrow account is short \$9.23.

There are many possible reasons for your shortage. Some common reasons include: increases in property taxes and/or insurance premiums, tax reassessments, mortgage account charges, due date changes, lower than expected escrow deposits. For more information, call us at the number listed above.

Your escrow account will last \$9.23 of the minimum required balance of \$432.18 in the next 12 months.

Because your shortage is less than or equal to \$25, we will divide the \$9.23 among the next 12 months. Your new monthly payment will be \$1,267.78 starting 10/01/2012.

You do not need to make any additional payments. Keep this statement for your records.

Monthly Home Loan Payment

	Current Payment	New Payment Effective 10/01/2012
Principal & Interest	\$916.89	\$916.89
Escrow Account Deposit	\$340.09	\$340.09
Paid Account Balances/Shortage	\$0.00	\$0.77
Total Payment Amount	\$1,257.25	\$1,257.75

Escrow Payment Options

I understand that my taxes and/or insurance has increased and that my escrow account is short \$172.40. I have enclosed a check for:

☐ Option 1: \$172.40, the total shortage amount. I understand that if this is received by 10/01/12 my monthly mortgage payment will be \$4,879.58 starting 10/01/12.

☐ Option 2: \$ _____ part of the shortage. I understand that the rest of the shortage will be divided evenly and added to my mortgage payment each month.

☐ Option 3: You do not need to do anything if you want to have all of your shortage divided evenly among the next 12 months.

Make your check payable to Chase and please include your loan number on your check.

Loan Number 1234567890
Statement Date 08/14/2012
Escrow Shortage \$172.40

Important: Please return this coupon with your check.

CHASE
PO BOX 78420
PHOENIX AZ 85062-8420

32345678101234 123456 12345678 12345678 12345678 123456

Escrow Account History

The chart below compares this year's activity on your escrow account with our estimates. The estimated amounts came from your last escrow account review.

- Your last mortgage payment was \$1,267.28. Your mortgage payment includes principal and interest \$916.89 and escrow money \$340.36.
- At the time of your last escrow account review, your expected lowest balance was \$432.18. The chart below shows that your actual lowest escrow balance was \$1,229.43.
- Note changes in property taxes or insurance premiums create the difference between the estimated and actual amounts in the chart. An "E" in the chart below means expected activity that hasn't occurred yet.

*Indicates a difference between the estimated and actual amounts.

Expected Escrow Account Activity

The chart below estimates your escrow account balances for the next 12 months with your new monthly escrow account deposit of \$340.09 and any anticipated withdrawals. The chart shows that you will reach your estimated lowest account balance of \$432.18 in March 2013 (highlighted below). That is \$9.23 short of your minimum required balance of \$432.18.

Next Year: October 2012 to September 2013

Date	Activity	Estimated Amount	Actual Amount	Estimated Escrow Balance	Actual Escrow Balance
Starting Balance					\$626.43
10/01/12	Deposit Withdrawal - PMI	\$340.09 \$124.00		\$1,042.52	
11/01/12	Deposit Withdrawal - PMI	\$340.09 \$124.00		\$1,266.61	
12/01/12	Deposit Withdrawal - PMI	\$340.09 \$124.00		\$1,474.70	
1/01/13	Withdrawal - COUNTY TAX	\$774.27		\$700.43	

Expected Escrow Account Payments

This section reflects the escrow activity that is expected to occur in the next 12 months. The "Total Tax and Insurance Monthly Payment Amount" at the bottom of this chart is your new monthly escrow deposit, as listed on page 1 of this statement.

Tax			Insurance		
Item	Annual Expense	Anticipated Date(s) of Payment	Item	Annual Expense	Anticipated Date(s) of Payment
COUNTY TAX	\$774.27	December 12	PMI	\$124.00	October 12
			PMI	\$124.00	November 12
			PMI	\$124.00	December 12
			PMI	\$124.00	January 13
			PMI	\$124.00	February 13
			PMI	\$124.00	March 13
HOMESWEAHER IN	\$826.76	March 13	PMI	\$124.00	April 13
			PMI	\$124.00	May 13
			PMI	\$124.00	June 13
			PMI	\$124.00	July 13





FREQUENTLY ASKED QUESTIONS

Why am I getting an Escrow Analysis?

We run your Escrow Analysis annually so you know the amount of taxes and/or insurance we paid for you this past year with funds from your escrow account. We also include what we expect to pay next year.

What is an escrow minimum balance?

For most accounts, the minimum required balance is equal to two months of escrow payments. This minimum balance helps cover any increases in your taxes and/or insurance over the next year.

Why does my account have a shortage?

We calculate your monthly escrow payment for the year based on your tax and/or insurance payment amounts at the time your analysis is run. Shortages most frequently occur when your taxes and/or insurance increase during the year. We pay the higher amount due for you. This can create a shortage because we're paying out more than we expected.

What do I need to do about this shortage?

You have options:

- You can pay all of the shortage now.
- You can pay part of the shortage now.
- We can spread the shortage payment evenly across next year's mortgage escrow payments.
- Please note that your escrow payment may still go up, even if you pay all of the shortage, if your tax and/or insurance expenses have gone up.

ESCROW RESOURCES

- To use our interactive tool and understand how paying part or all of an escrow shortage affects your account, visit chase.com/EscrowAnalysis.
- For answers to more questions and to watch our informational video, visit chase.com/Escrow.
- Schedule a payment for all or part of your escrow shortage at chase.com.
- To stay informed about activity from your escrow account throughout the year, sign up for free escrow alerts at chase.com/Alerts.

